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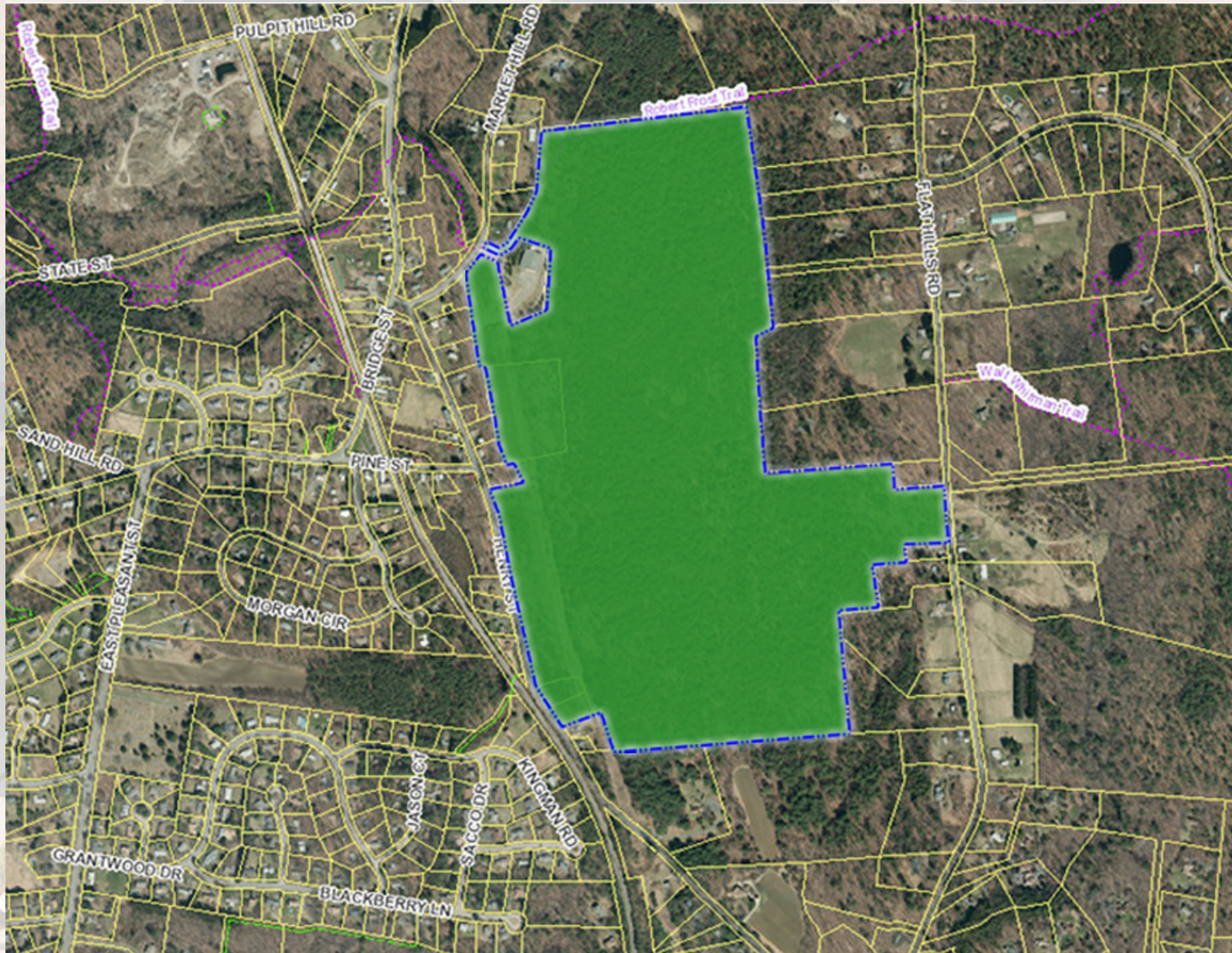
# Consultant Team

- **Landmark Properties** ([www.landmark-properties.com](http://www.landmark-properties.com))
  - Development, Construction & Management
- **SVE** ([www.sveassoc.com](http://www.sveassoc.com))
  - Engineering, Planning, Landscape Architecture & Surveying
- **Williams & Associates** ([www.gapanning.com](http://www.gapanning.com))
  - Consulting Engineers and Planners



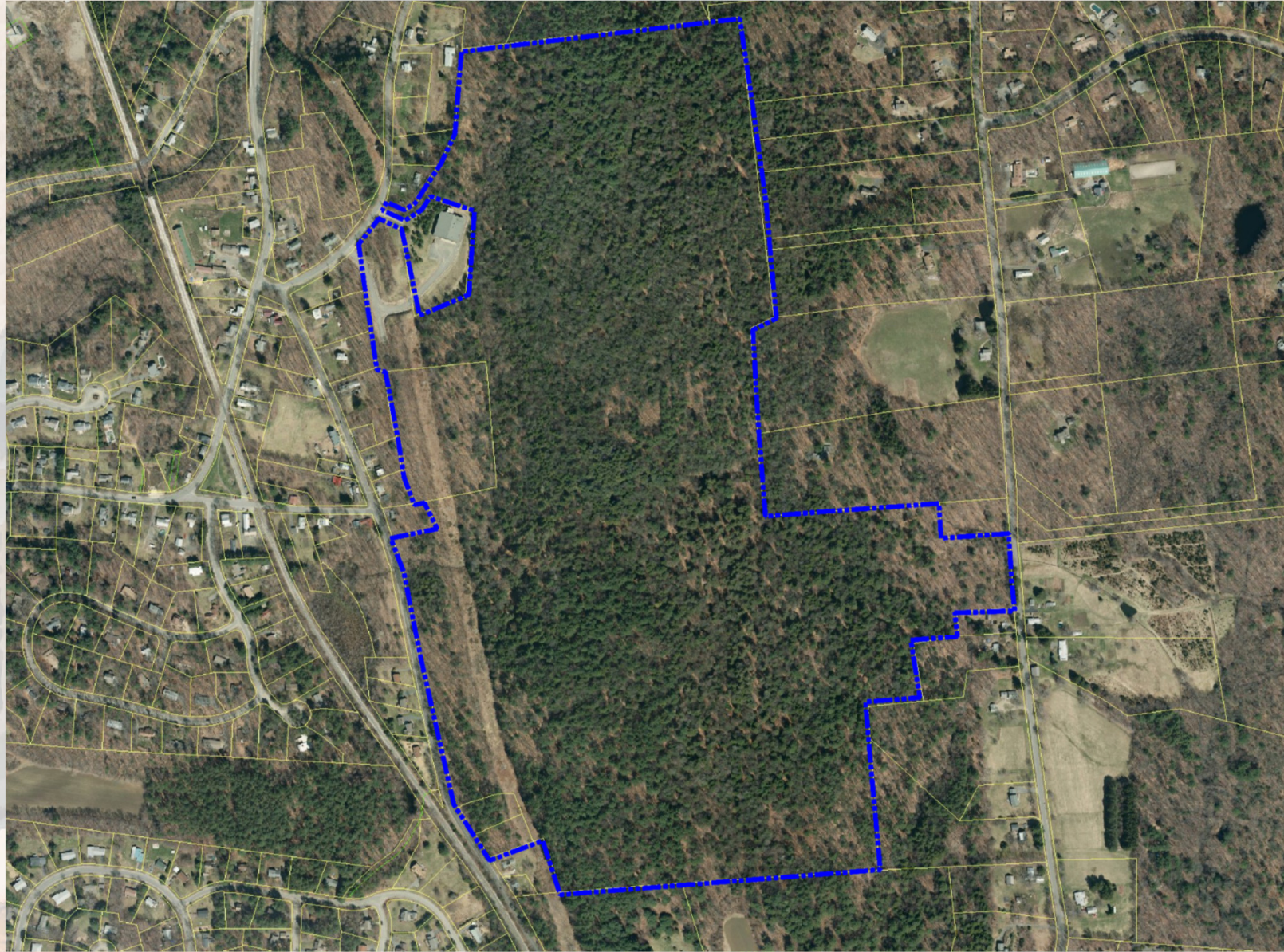


# Location Map





# Aerial Map



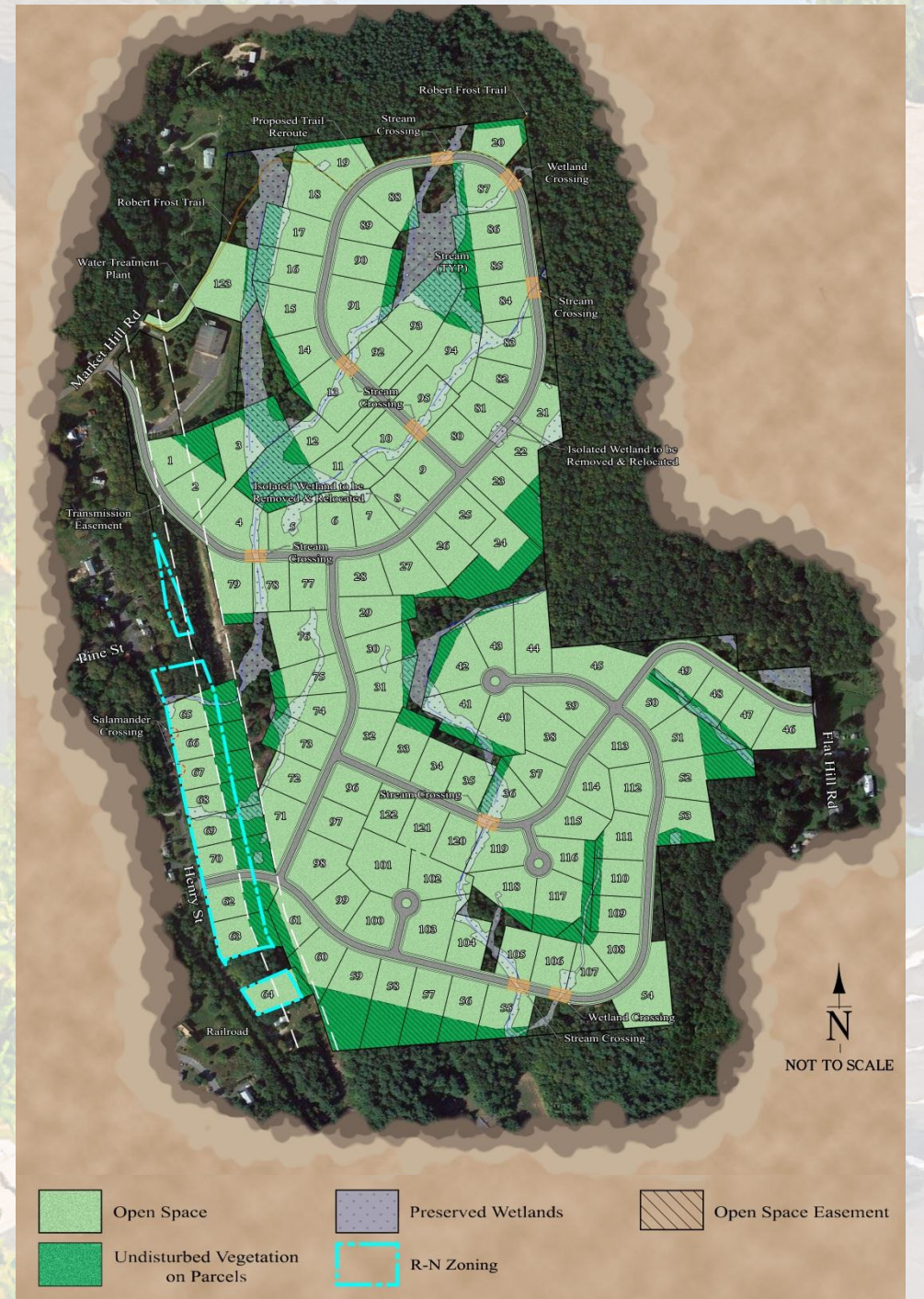


# Yield Plan

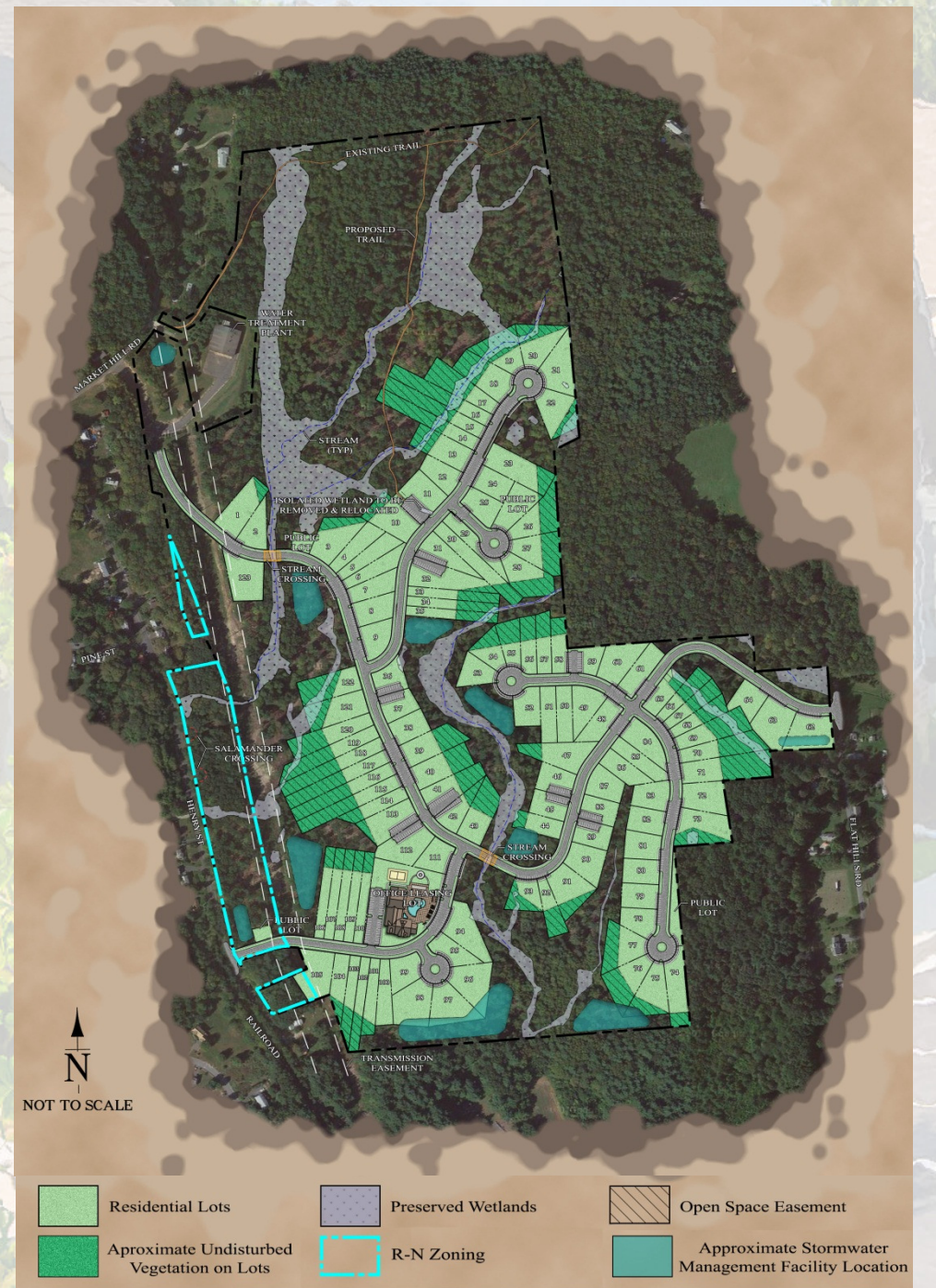
## Standard Subdivision

### Site Data Breakdown

<b>TOTAL SITE AREA:</b>	<b>146.63 AC</b>
<b>R-O LAND AREA:</b>	<b>139.92 AC</b>
<b>R-N LAND AREA:</b>	<b>6.71 AC</b>
<b>MINIMUM LOT SIZE:</b>	
<b>R-O:</b>	<b>30,000 SF</b>
<b>R-N:</b>	<b>20,000 SF</b>
<b>MAXIMUM SITE DENSITY (LOTS):</b>	
<b>R-O:</b>	<b>183 LOTS</b>
(CALCULATION: (PARCEL AREA x 0.9)/ MIN LOT SIZE)	
(139.92 AC x 0.9) / (30,000 SF/ 43,560 SF/AC)	
<b>R-N:</b>	<b>13 LOTS</b>
(CALCULATION: (PARCEL AREA x 0.9)/ MIN LOT SIZE)	
(6.71 AC x 0.9) / (20,000 SF/43,560 SF/AC)	
<b>TOTAL =</b>	<b>196 LOTS</b>
<b>TOTAL LOTS PROPOSED:</b>	<b>123 LOTS</b>
<b>OPEN SPACE:</b>	<b>39.31 AC (26.81%)</b>
<b>OPEN SPACE LOT AREA:</b>	<b>20.16 AC (13.75%)</b>
<b>OPEN SPACE EASEMENT:</b>	<b>19.15 AC (13.06%)</b>
<b>DEVELOPED AREA:</b>	<b>107.32 AC (73.19%)</b>









# Definitive Plan

## Cluster Development

## Site Data Breakdown

TOTAL SITE AREA:	147.30 AC
MINIMUM LOT SIZE:	15,000 SF
(EACH ADDL. FAMILY)	+ 10,000 SF
MINIMUM LOT FRONTAGE*:	100'
*BUILDING CIRCLE OF 100'	
MAXIMUM SITE DENSITY (LOTS):	123 LOTS
TOTAL LOTS:	123 LOTS
TOTAL DWELLING UNITS:	175
REQUIRED SINGLE-FAMILY:	40%
SINGLE-FAMILY UNITS:	71 (40.6%)
DUPLEX/ATTACHED UNITS:	104 (59.4%)
AMENITY LOT:	1
DENSITY:	1.19 DU/AC
OPEN SPACE:	86.12 AC (58.47%)
OPEN SPACE LOT AREA:	75.36 AC (51.16%)
OPEN SPACE ESMT AREA:	10.76 AC (7.30%)
DEVELOPED AREA*:	61.18 AC (41.53%)
(*ALSO INCLUDES PUBLIC LOT AREA)	





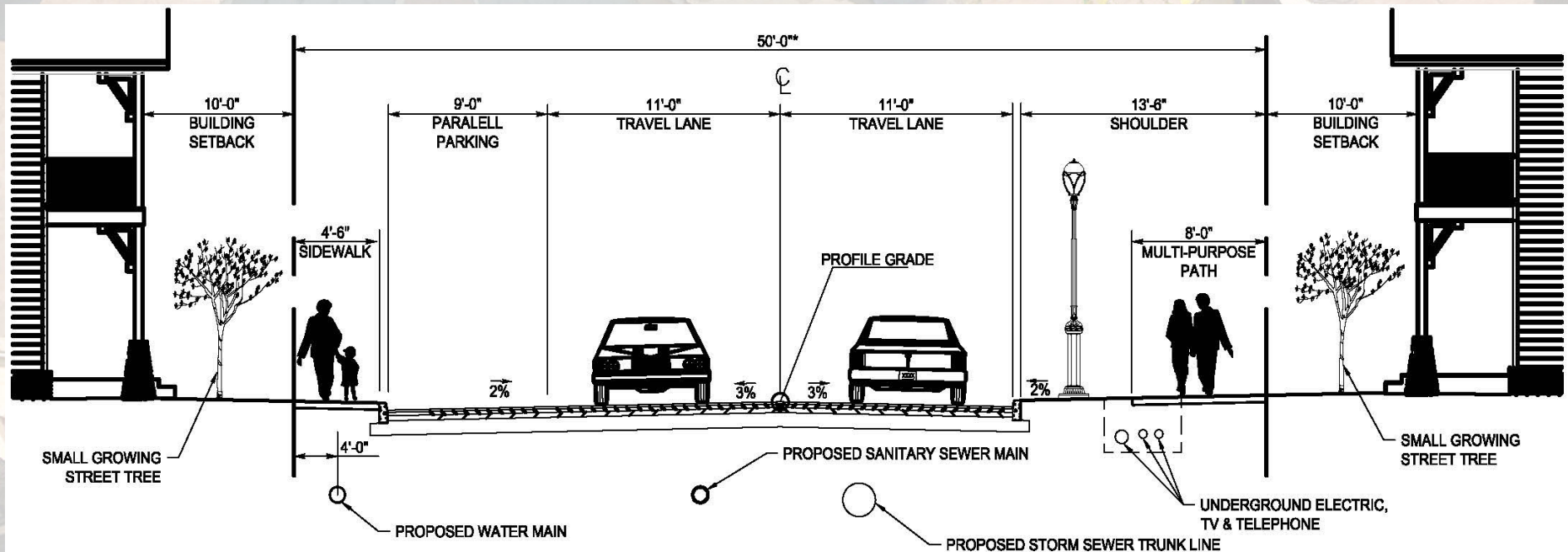
The background of the slide is a photograph of a suburban neighborhood. It shows several houses with light-colored siding and dark roofs. There are green trees and bushes in the foreground and between the houses. The image is slightly faded to make the text stand out.

# Project Features

- Large areas of contiguous, preserved open space
- Wildlife corridors maintained
- Minimal impact on environmentally sensitive areas
- Trail connection to Robert Frost Trail and Cushman Market
- On-site multi-use paved walks for bicycle and pedestrian use
- Private trash collection
- Privately managed roads, storm drains, lighting, and landscaping
- Design allows public water and sewer to be extended to Flat Hills Road
- Promotes PVRTA bus use
- Public access and utility easements
- Wetland crossings to be designed in accordance with stream crossing guidelines and structural capacity for construction and emergency vehicles



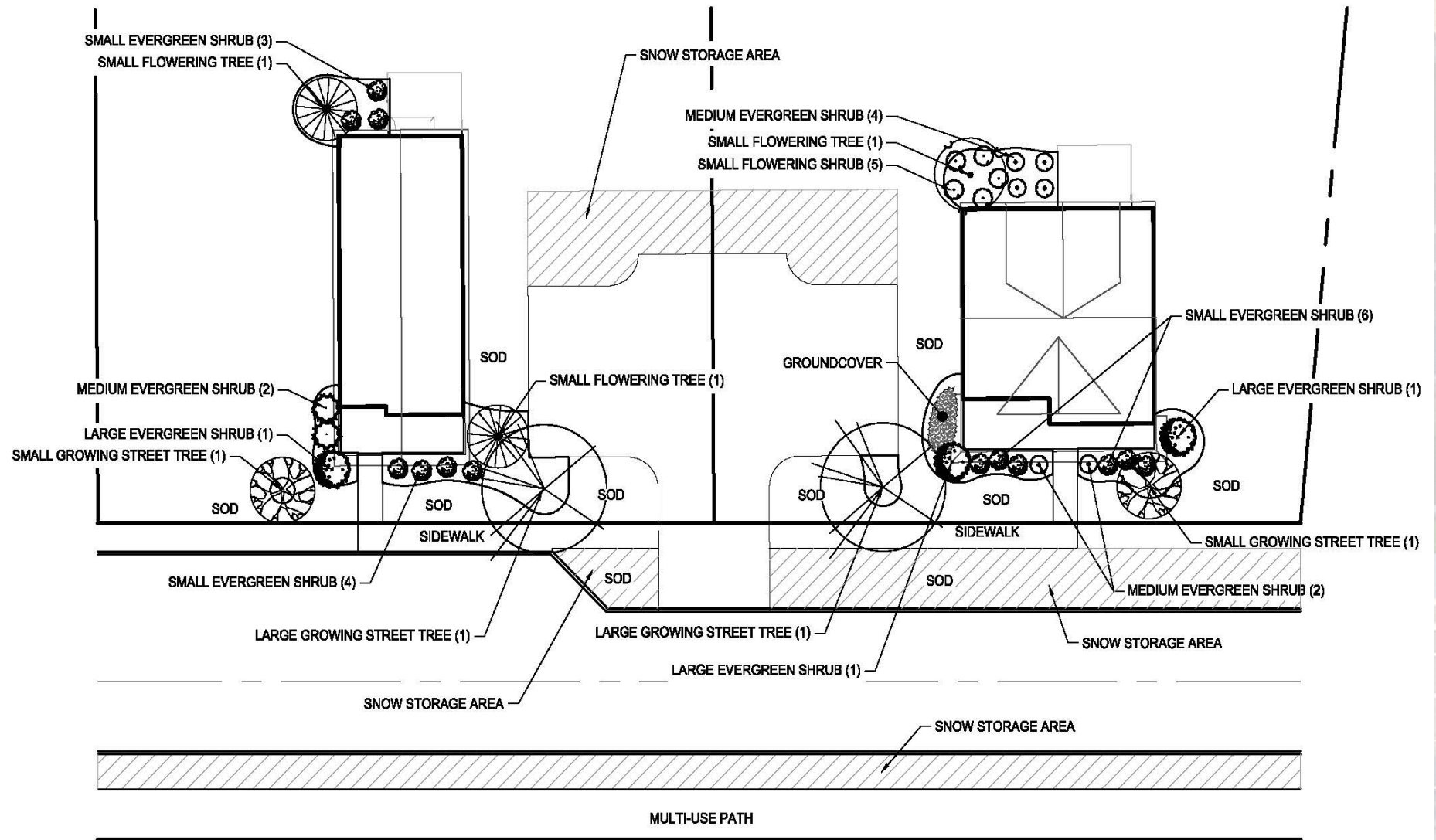
# Typical Street Cross-Section



\*PRIVATE STREET RIGHT-OF-WAY WILL ALSO BE AMHERST EASEMENT FOR UTILITIES AND ACCESS  
\*\*STRUCTURAL SECTION FOR ROAD PER GEOTECHNICAL RECOMMENDATIONS



# Typical Unit Landscaping





# Revisions to Development per Preliminary Plan Review Recommendations

- Added street lights throughout development
- Changed proposed pavement width to 22' for all streets
- Provided paved multi-use path along streets
- Provided trail connections between cul-de-sac streets and to Cushman Market
- Limited length of cul-de-sac streets to 800'
- All lots contain 100' building circle
- Limited 10% street grades to 200' sections
- Maintained 4% street grade within 100' of intersections
- Converted on-street parking to parallel parking and placed on one side of road only on grades less than 6%. Remaining parking is on-lot parking.
- Reduced number of proposed parking spaces
- Provided handicapped spaces at Amenity/Office lot
- Extended proposed sanitary sewer to the right of way of Flat Hills Rd
- Reduced the number of sanitary sewer lift stations to one.



# Representative Architecture





# Representative Architecture





The background of the slide is a photograph of a residential street. It shows several houses with light-colored siding and dark roofs. There are green trees and bushes in the foreground and along the street. The image is slightly faded to allow the text to be read clearly.

# Traffic Impact Analysis Recommendations

- East Pleasant Street northbound approach widened to accommodate a separate right turn lane onto Pine Street (Depicted as part of the Pine Street reconstruction project)
- Intersection mitigation and enhancement measures for the following intersections: Henry Street at Pine Street, Bridge Street at Market Hill Road, Bridge Street at Pine Street, East Pleasant Street at Pine Street, Henry Street at Shutesbury Road and North Pleasant Street at Pine Street (New pavement markings and new traffic signs)
- Guardrail replacement along Henry Street



# Questions / Comments

